



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
JEFFREY HARRINGTON
HAL KISSLER
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
MICHAEL SLATER

The Planning Commission welcomes you to this meeting.

April 2, 2003

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing

the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

A. Minutes - Approve minutes for meeting of July 17, 2002.

B. Communications

- 1. Consideration of a Categorical Exemption and related variance findings for Variance No. V-02-046, as directed by the Planning Commission at their March 19, 2003 meeting.

C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Rezone Application No. R-02-27, Conditional Use Permit Application No. C-02-249, Vesting Tentative Tract Map No. T-5101, and environmental findings filed by Leo Wilson Homes, Inc., for 19.55 acres of property located on the south side of East Copper Avenue between North Cedar and North Maple Avenues (1749 East Copper Avenue). **(Continued from meeting of March 19, 2003.)**
1. Environmental Assessment No. R-02-27, C-02-249, T-5101, finding of conformance with 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130).
 2. Rezone Application No. R-02-27, requesting to rezone the entire 19.55 acre site from the AL-20 (County) zone district to the R-1/UGM (Single Family Residential/Urban Growth Management) zone district.
 3. Conditional Use Permit Application No. C-02-249, proposing to develop the subject site with a gated single family residential subdivision with private streets.
 4. Vesting Tentative Tract Map No. T-5101, proposing to subdivide the 19.55 acre site into 56 lots and 2 outlots for private street and landscaping purposes.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Approve Tentative Tract Map and Conditional Use Permit applications; recommend approval of Rezone application to the City Council
 - Will be considered by City Council

VIII. NEW MATTERS

- A. Consideration of Plan Amendment No. A-02-25, Conditional Use Permit No. C-02-285 and environmental findings, filed by Granum Partners, for 7.8 acres located on the easterly corner of Perrin and Champlain Avenues.
1. Environmental Assessment No. A-02-25, C-02-285, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment No. A-02-25, requesting an amendment to the 2025 Fresno General Plan and Woodward Park Community Plan from the office commercial to the community commercial land use designation and an amendment to the Dominion Planned Community Specific Plan from the "office-restaurant" to the "commercial" designation.
 3. Conditional Use Permit No. C-02-285, requesting to allow for the development of the subject property with a 66,531 square foot retail/commercial shopping center.
 - Dominion Planned Community Specific Plan
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)

- Staff Member: David Braun
- Staff Recommendation: Approve with conditions
- Will be considered by City Council

VIII. NEW MATTERS

B. Consideration of an appeal of the Planning and Development Director's denial of Variance Application No. V-02-33 and environmental findings, filed by Joseph Yang, for 1.07 acres located at 2736 West Sierra Avenue relating to the authorization of an overheight fence located on the front property line.

1. Environmental Assessment No. V-02-33, determination of Categorical Exemption.

2. Variance Application No. V-02-33, as described above.

- Bullard Community Plan Area
- Council District 2 (Councilmember Calhoun)
- Staff Member: Norman Allinder
- Staff Recommendation: Deny appeal; deny application
- May be considered by City Council

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT